THE SUMMERLIN COUNCIL
BOARD OF DIRECTORS MEETING
May 28, 2026

MINUTES

NOTICE OF MEETING: Upon notice duly given and received, a meeting of The Summerlin Council Board of Directors was held Thursday, May 28, 2026, at The Willows Community Center, 2775 Desert Marigold Lane, Las Vegas, NV 89135.

ATTENDANCE: Board Members Present: Natasha Amiri, April Chapman, Randy Ecklund, Vincent Esposito, Cindy Parker and Fiona Roberts.

Staff Members Present: Lezlie Barnson-DeNardin and Brooke Pizzo.

I. CALL TO ORDER

The meeting was called to order by Mr. Ecklund at 10:33 a.m. A quorum was present to conduct official business.

II. HOMEOWNER COMMENTS

A homeowner expressed her support for the high quality of landscape work LandCare has provided over the years; she also noted her concerns regarding nuisance pigeon feeding activity at Tree Top Park.

III. CONSENT AGENDA

Upon a motion by Ms. Parker, seconded by Ms. Roberts and carried, the following consent agenda was approved: (Exhibit III.A, Exhibit III.B, and Exhibit III.C)

A. Minutes – March 26, 2026
B. Financial Reports – February and March 2026
C. Membership Closing Report – April 2026

IV. PROPERTY MANAGEMENT REPORT

A. Landscape and Maintenance

1. North Region - Park West- the Board reviewed the Park West Landscape Maintenance May 2026 Report (Exhibit

IV.A.1.). Notable projects included completion of the Hills Park tree revegetation project and continued progress on the Hills turf conversion, which is expected to be completed this summer. The Trails Park turf conversion project is scheduled to begin following the Patriotic Parade. Irrigation management and seasonal maintenance remain a priority during the summer months, and sports fields will be taken offline at the end of the month for seasonal rest and rehabilitation as needed.

2. South Region - BrightView Landscape Maintenance- the Board reviewed the BrightView Landscape Maintenance May 2026 Report (Exhibit IV.A.2.). Key updates included the ongoing Gardens Park turf conversion project, with a project design display available for resident viewing at the Gardens Community Center, and future plans to begin the Mesa turf conversion following its completion. Irrigation management and seasonal maintenance continue to be a priority during the summer months, and sports fields will be taken offline at the end of the month for seasonal rest and rehabilitation as needed.

3. West Region - Par 3 Landscape Management - the Board reviewed the Par 3 Landscape Management May 2026 Report (Exhibit IV.A.3.). Recent activities included completion of the Stonebridge revegetation refresh and continued progress on the design of the West region turf conversion projects, with the South Tower Park turf conversion scheduled to begin first. Irrigation management and seasonal maintenance remain a priority during the summer months, and sports fields will be taken offline at the end of the month for seasonal rest and rehabilitation as needed.

4. Ongoing Turf Conversion Update - Mr. Ecklund reported that the Gardens Park turf reduction project is moving forward, with completion anticipated by late summer. The project has been carefully designed to preserve the character, usability, and aesthetics of the park while meeting Southern Nevada Water Authority requirements for the removal of non-functional turf.

   Management also reported that planning is underway for additional turf reduction projects to be completed by year-end in accordance with SNWA requirements, with notable upcoming work planned at Trails Park, Willows Park, and Mesa Park.

B. Parks Special Projects and Repairs Update - the Board reviewed the Parks Special Projects and Repairs Report (Exhibit IV.B.). Highlights included completion of court repairs at the Spotted Leaf and Ridgebrook tennis courts, installation of new irrigation pumps at Tree Top and Community Parks, and safety improvements at the Grand Park parking lot with new signage and pavement markings. Ongoing projects include the Terrace pickleball court reconstruction and Grand Park splash pad repairs, with upcoming improvements planned for the Fox Hill Park slide embankment and the Gardens Park game areas.

C. Community Patrol and Safety Update – Ms. Pizzo reported that staff continues to address the Council's role in community safety while recognizing that primary law enforcement responsibilities remain outside the Council's jurisdiction. Staff is continuing to strengthen its partnership with the Summerlin Area Command to support collaborative efforts and enhance communication on community safety matters.

D. Community Cell Towers Update - Iconic Tower/Marriott Extension - Mr. Ecklund reported on a coverage heat map prepared for the proposed Iconic Tower cell tower, illustrating potential use impact relationships on neighboring homes. The Board's position remains that any antenna should be placed in a manner that minimizes influence upon immediate residences; Mr. Ecklund also shared that delays had been encountered in the administrative work for the JW Marriott Pine Tree Tower, which led to a necessary modification of the existing lease agreement. The Board ratified Mr. Ecklund's action taken to extend their start-up term; Mr. Ecklund further noted construction of a tower at Grand Park is expected to take place in approximately 90-120 days, with wireless service anticipated to being activation processes following completion. In the interim, consideration is being given to deploying a temporary cell tower on wheels (COW) to improve cellular coverage.

E. Summerlin Parkway Landscape/Construction Update - the Board was informed that landscape improvements and maintenance activities along Summerlin Parkway from Town Center Drive east to Rampart Boulevard are anticipated to begin soon. Forthcoming agreements between the State of Nevada and the City of Las Vegas are currently being worked out, which will allow the Howard Hughes Corporation and Summerlin Council to engage with new construction and long-term maintenance in the area.

F. <u>2027 Operating Budget Planning and Development Update</u> - management shared that the first workshop for development of the 2027 Operating Budget was recently held, focusing on historical financial data and the budget development process. An additional workshop is scheduled to review 2026 projections, budget variances, planned projects, and operational needs in advance of developing the recommended pro rata contribution for each Master Association. Mr. Ecklund noted the workshop format has been beneficial in providing a clearer understanding of the Council's financial planning and operational priorities, as well as furthering an appreciation for the value of its extensive amenities and services.

G. <u>Resident Request for Further Park Modifications – Pueblo Park</u> – the Board reviewed a resident request for additional modifications at Pueblo Park to discourage undesired use of areas behind adjacent homes (Exhibit IV.G.). Mr. Ecklund provided historical background on the site, noting the property was transferred from the City of Las Vegas to the Council, and explained that the Council has previously completed limited improvements to help reinforce the park edges and help direct passive pedestrian traffic to the main pathway. Accordingly, management recommended the Board respectfully deny the request, because the existing improvements are considered reasonably appropriate for the site. Following discussion and upon a motion made by Ms. Amiri, seconded by Ms. Parker and carried, the Board approved denying the request for additional modifications in Pueblo Park.

V. TRAILS COMMUNITY CENTER EXPANSION AND REMODEL REPORT

A. <u>Architectural Servies Proposal Ratification</u> – Ms. Barnson-DeNardin noted that to keep the Trails Community Center expansion and remodel project moving forward, the Board previously reviewed and took action electronically to award the architectural services contract to KWDG Architectural Firm (Exhibit V.A.). Following the evaluation of five proposals, KWDG was selected based on its experience, competitive proposal, and ability to provide the best overall value for the project. Upon a motion by Ms. Amira, seconded by Ms. Parker, the Board ratified its prior electronic action awarding the architectural services contract to KWDG.

B. <u>General Contractor Request for Proposal and Procurement Plan</u> – Ms. Barnson-DeNardin reviewed the procurement plan and timeline for the upcoming Request for Proposal for general contractor services related to the Trails Community Center Expansion and Remodel Project. She advised that, to maintain the project schedule, contractor selection would need to occur electronically between Board meetings, with formal ratification to occur at the August Board meeting.

VI. RECREATION AND MEMBER SERVICES REPORT

A. Summer Operations and Pool Operations Update – Ms. Barnson-DeNardin reported that summer operations are in full swing, with summer camps, swim lessons, and swim team activities underway following the conclusion of the school year. She highlighted the return of popular seasonal programs, including the Mermaid Experience, Splash Nite Pool Parties, Friday Night Live concerts, and the Summer Recreation Softball League. She also noted that all Council pools are now open seven days a week to accommodate increased summer demand.

B. 2026 Fourth of July Events Update – Ms. Barnson-DeNardin provided an update on preparations for the Council's Fourth of July Patriotic Parade and reported that staff continues to coordinate with participating agencies, parade entries, performers, volunteers, and event staff to ensure a safe and well-organized event. She highlighted this year's designation as an official America 250 Nevada celebration, themed "United We Celebrate 250," which will honor America's 250th birthday through themed parade chapters celebrating the nation's history, service, community spirit, and shared American stories. She also noted that planning is underway for the America Waves community flag activation, which will culminate in a coordinated flag wave along the parade route.

VII. UNFINISHED BUSINESS

A. Community Park Patrol Request for Proposal and Procurement Schedule – Ms. Barnson-DeNardin presented the draft Community Park Patrol Request for Proposal and the proposed procurement schedule (Exhibit VII.A.). She reported that the proposal is anticipated to be issued on July 8, with proposer questions due July 29, addenda issued August 5, proposals due August 19, and a contract award anticipated in late September. She also noted that the procurement process includes a 60-day transition period following contract award, with the new agreement anticipated to begin December 1.

VIII. NEW BUSINESS

A. New Reserve Study Funding Plan - Mr. Ecklund presented drafts of the new reserve funding plans outlining both eight-year and ten-year approaches to achieving 50 percent reserve funding (Exhibit VIII.A.). He explained that, due to the ongoing costs associated with maintaining and replacing aging community assets, the Council has been challenged to build reserve balances while simultaneously funding significant reserve expenditures. Based on this analysis, staff recommended adoption of the ten-year funding approach as the most practical path to achieving the 50 percent funding goal. Following a brief discussion, upon a motion by Ms. Amiri, seconded by Ms. Parker, the Board approved the ten-year reserve funding plan.

B. Summerlin South Building Ground Lease – the Board reviewed the proposed ground lease agreement for the Summerlin South management building located on Council property within Community Park (Exhibit VIII.B.). Mr. Ecklund reported that construction of the building is expected to be completed within the next 45 days and explained that the lease outlines the relationship between the Council and Summerlin South Community Association regarding the property. He also noted the agreement will serve as the model for a renewed ground lease between the Council and Summerlin North Community Association for their management building located in Trails Park. Following discussion, upon a motion by Ms. Roberts, seconded by Mr. Esposito, the Board approved the Summerlin South Building ground lease agreement as presented.

IX. DATE AND TIME OF NEXT MEETING – August 13, 2026, at 10:30 a.m.

X. ADJOURNMENT

There being no further business to come before the Board of Directors, upon a motion by Ms. Roberts, seconded by Mr. Esposito and carried, the meeting adjourned at 11:40 a.m.

Signed	Title	Date
	President	8/13/26